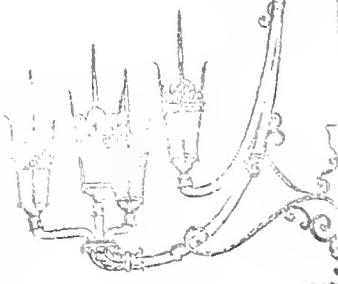


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BOSTON REDEVELOPMENT AUTHORITY

FAMILY RELOCATION
DEPARTMENT REPORT
1968 - 1969



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THE
BOSTON REDEVEL.
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INTRODUCTION

Relocation for the years 1968 and 1969 reflects a sharp increase in displacement carried out with the assistance of relocation staff and supportive programs. Although annual displacement from urban renewal was less than the 875 households displaced in 1967, two other Federally assisted programs in Boston did have a strong displacement impact: the Boston Rehabilitation Project and the Inner Belt Southwest Expressway Program. In addition, three other public agencies requested the Boston Redevelopment Authority to provide service to residents displaced by their activities, in accordance with the regulations of Chapter 79A of the General Laws of Massachusetts, which require service and payment for households displaced by public action.

EXHIBIT 1

Displacement of Households

<u>Source</u>	<u>1968</u>	<u>1969</u>
Urban Renewal Areas	904	576
Boston Rehabilitation Project	1782	414
Contract Projects (highway, public facilities, etc.)	<u>472</u>	<u>395</u>
TOTAL	3158	1385

More specific information relating to HUD assisted displacement and other agency displacement handled under contract is shown in Exhibits 2 and 3.

The major single cause of displacement during 1968 and 1969 was the Boston Rehabilitation Project, a special HUD demonstration effort to test the feasibility of rehabilitating a large volume of units over a relatively short period of time. A total of 2,196 households were affected by this project, including 838 families and individuals residing in the Washington Park Urban Renewal Area. The Roxbury-Dorchester community and the Boston Redevelopment Authority were

not actively involved in the planning of this project so that provisions for relocation and social services were not incorporated until the project actually got underway. Despite this handicap, close co-operation between the community, the Boston Redevelopment Authority, the Boston Housing Authority, the FHA, and the developers enabled 63% of all affected households to return to rehabilitated apartments with 47% receiving subsidized rents. The program resulted in the rehabilitation of over 2,900 units of low and moderate income housing, including over 700 rent supplement units.

The year 1969 also saw the completion of relocation services under contract with the MBTA for families in Charlestown displaced by the construction of a new transportation terminal, and with the Boston Public Facilities Department for families displaced for the construction of four new schools, a fire station, library, and police station. Relocation was well underway in conjunction with the State Department of Public Works for the construction of the Inner Belt-Southwest Expressway; and finally, following seven years of bitter opposition and controversy, the remaining residents of the North Harvard Urban Renewal Project were relocated to make way for the construction of badly needed moderate income housing in the Allston-Brighton area.

In contemplation of future displacement, contract negotiations were initiated by the Model Cities Program for relocation services to households affected by rehabilitation of housing in Jamaica Plain and Roxbury, and by the Boston Housing Inspection Department for residents displaced by concentrated code enforcement occurring in the Community Improvement Program in two small areas of Dorchester and Jamaica Plain.

In October of 1969 HUD approval was received for Early Land Acquisition in the Campus High School Project, located in the lower Roxbury area. Although property acquisition had not yet begun, relocation staff was available to assist families requesting emergency rehousing, with early applications for publicly-assisted housing (particularly for elderly residents), and with referrals to the Visiting Nurse Association.

The supply of public housing for the elderly expanded during the two-year period with the construction of 394 units in five developments in the city, including 104 units in the Washington Park Urban Renewal Project Area. Two moderate income developments, Warren Gardens and St. Joseph's, were also completed in Washington Park. Of the combined 364 units, 100 were subsidized through the Boston Housing Authority's leased housing program. Elsewhere in the city, over 200 units of moderate income housing were also completed.

Construction of a large number of moderate income housing units began by the end of 1969, with many scheduled for completion in 1970-71. This includes the 262 unit Charles Newtowne development in the Charlestown Urban Renewal Project; the 364 unit Roxse development, the 136 unit Camfield Gardens and 151 unit Methunion Manors in the South End Urban Renewal Project, and 212 units in the North Harvard Project. In all, 1,125 housing units.

Not of least importance, the Housing and Urban Development Act authorized a new subsidization program for sales housing, Section 235. Under Section 235 an eligible displaced family or individual may purchase a home and have the interest on the mortgage subsidized down to 1%, or so that the monthly mortgage payment does not exceed 20% of the family's income, whichever involves the lesser subsidy.

The Housing Act of 1968 also authorized the Replacement Housing Payment to assist displaced owner-occupants of one and two-family homes to purchase replacement housing. The amount of the payment, not to exceed \$5,000, depends upon the acquisition price received and the number of bedrooms needed. Also authorized by the 1968 Act was the Additional Relocation Payment to assist eligible families and elderly or handicapped individuals who are unable to secure publicly assisted housing. Depending on family size and income, the Additional Relocation Payment may be as much as \$1,000 over a two-year period.

SUMMARY OF PROJECT ACTIVITY DURING 1968 AND 1969

URBAN RENEWAL PROJECT AREAS

CHARLESTOWN

By the end of 1969, 451 households displaced within the Charlestown Urban Renewal area had moved to permanent accommodations (276 families and 175 individuals), including 185 households during 1968 and 1969. In addition, the relocation of 58 families and individuals from the Sullivan Square area, carried out by the Charlestown Project staff under contract with the Massachusetts Bay Transportation Authority, was completed in 1969 (see p.16).

During the past two years, 59% of those displaced by urban renewal remained in Charlestown, and 21% obtained rent subsidized housing.

Sales housing was also an important resource, with twenty-seven home purchases (including sixteen in Charlestown).

Many tangible benefits were achieved during the past two years in a community that was once seriously divided on the issue of renewal. The construction of two new single-family homes in 1968 marked the first new home building in Charlestown in twenty-one years; these were subsequently purchased by two displaced families. Other notables included the first utilization of the BHA leased housing program in Charlestown in 1968, the designation of the relocation site office to function temporarily as the area's Little City Hall, the reopening of public meetings to strengthen resident participation in the renewal program, the opening of the Bunker Hill Health Center sponsored by the Massachusetts General Hospital, the ground-breaking for the new public library, the resurfacing of numerous streets, construction of new sidewalks, planting of trees, and replacement of antiquated water, electric, and gas lines.

During 1969 a significant addition was made to the availability of moderate cost housing in Charlestown through private rehabilitation of properties, including thirteen apartments which were subsidized through the Boston Housing Authority's leased housing program for low-income families and elderly individuals. Another advance occurred with the ground-breaking for the Charles NEWtown development of 262 units of moderate income housing to be owned cooperatively by its residents. The development, which will be completed in 1970, will provide subsidized rentals for 30% of its units. Although a few units have been secured in new elderly housing in other areas of the city for displaced elderly residents, the need of elderly persons for suitable low-cost housing will continue to be a serious problem until the new scattered site public housing for the elderly is constructed in Charlestown.

The contract for social services with the John F. Kennedy Center was renewed for 1968 and 1969. The Center through its outreach policy has provided assistance with family counselling, legal aid, employment, elderly services, child care, and supportive services for many families referred by the relocation staff.

At the end of 1969, 67 households remained in property acquired by the Boston Redevelopment Authority, and it is expected that a majority of these will be relocated during 1970.

SOUTH COVE

By the end of 1969 a total of 470 South Cove households (181 families and 289 individuals) had made permanent moves, including 142 during 1968 and 1969. However, relocation activity has progressively diminished so that during 1969 only 33 households moved into permanent accommodations. Because of the severely limited supply of standard housing within the project area, only three households have remained within South Cove during the past two years. The majority of moves were made to standard private rental apartments in other areas of Boston, primarily in the neighboring South End. The new housing for the elderly in the Castle Square Development in the South End was an important resource for eleven households in 1968.

There has been a high incidence of single male individuals who have been reluctant to maintain contact with relocation staff and who have moved without notifying the project office. In many cases tracing attempts have been unsuccessful, resulting in an unusually high proportion of 30% whose new address is unknown. During the past two years only 30 families in comparison with 112 individuals relocated; less than one-third of the caseload was comprised of Chinese households, in contrast to earlier years.

After a long delay, partly as a result of rising construction costs which have placed the cost per housing unit above FHA approved cost limits, there is hope that the construction of 224 units sponsored by the Chinese Urban Renewal Committee (Tai Tung Village) will begin in 1970, as well as 222 units in the Mass Pike Towers. If this proves to be true, a milestone will have been reached in providing new low and moderate income housing within the South Cove area. The shortage of housing has been an acute problem in the South Cove area.

Following initial efforts by the Relocation Office to secure additional services for area residents, Tufts New England Medical Center has provided medical services, including testing for tuberculosis, mass immunization, hearing and vision tests, pre- and post-natal care, and dental care. A staff psychiatrist has been available for consultation and evaluation. In addition, the New Quincy School Project was funded to initiate an adult education program, physical education, and recreational facilities.

At the end of 1969 the active relocation caseload included 36 households residing in property acquired by the Boston Redevelopment Authority. The caseload is expected to be small during 1970.

SOUTH END

By the end of 1969, 1,321 households had made permanent moves (783 families and 538 individuals), including 645 during the past two years. An additional 39 households moved from their original site address but are still being assisted in locating standard accommodations. Of the 645 households moving to permanent accommodations during 1968 and 1969, 14% were displaced by either private rehabilitation or code enforcement.

Because of the delays in new construction it has also been necessary to maintain on-site dwellings for a large portion of the relocation caseload. Despite continuing difficulties in realizing new construction and rehabilitated housing planned for the South End, however, 39% of all households who moved during 1968-1969 remained in the South End. A high proportion of households, 56%, moved to subsidized housing, of which the majority was located in the South End. Overall, there was a significant improvement in housing conditions. While 97% of those households moving permanently in 1968-1969 were living in substandard housing before relocation, only 2.6% moved to substandard accommodations; 18% moved to new or newly rehabilitated housing.

Unfortunately, only two Infill Program units, each with five bedrooms, were constructed and occupied in 1969. However, construction began in 1969 for a total of 651 low and moderate income housing units in the Roxse, Camfield Gardens, and Union Methodist Developments.

Approximately 30% of these apartments will be subsidized under the leased housing program. In addition, 192 units of rehabilitated housing were completed in 1968-9 by five nonprofit development corporations.

During the interim period as well as following relocation to permanent housing, many families were referred to either the South End Neighborhood Action Program Family Service Clinic, which is under contract to the Authority to provide social services, or to the Home Guidance Program which became a component of the Relocation Office in May of 1969. Through these programs a family or individual may receive assistance with problems relating to home management, budgeting, child care, employment, and other supportive services. Both programs are vitally important in assisting families and individuals to develop home management skills. Such factors are especially critical upon moving into new housing, and experience indicates that such premove orientation and postmove follow-up are necessary if new properties are to be well maintained.

In addition, approximately 10% of the current caseload is comprised of single, unattached males, many of whom are alcoholic. A new approach is being sought to reach these individuals through the South End Center for Alcoholics. It is this transient population that most often self-relocates and resists assistance from the relocation staff.

At the end of 1969 there were 379 households remaining in property acquired by the Boston Redevelopment Authority and 116 other households living in non-acquired property who were receiving services. The primary increase in the relocation caseload during 1970 is expected to be households who are displaced temporarily because of rehabilitation.

FENWAY

In December of 1968 formal approval was received from the State Bureau of Relocation for the Fenway Project Relocation Plan. Prior to that time, relocation staff provided services only to residents displaced from properties owned by the Christian Science Church for which development plans were included in the Urban Renewal Plan. A total of 247 households were permanently relocated from these properties during 1968. They moved most frequently to private rental apartments in a variety of areas of Boston, with an unusually high 22% to areas outside of Boston. During early 1968, the Fenway relocation staff also completed services to those households displaced by the Board of Trustees of State Colleges (see p. 16.)

During 1969, 32 families and 147 individuals made permanent moves. For the two year period 37% remained within the Fenway area with an additional 10% remaining close to project boundaries in the Back Bay area. The BHA leased housing program proved useful in securing rent subsidy for fifteen households who were able to remain in the Fenway area with a reduced rental burden; an additional 29 households moved to subsidized housing elsewhere in Boston. It may be noted that an unusually high number of households (94) either refused inspection of their new dwelling, moved with relatives, or to institutions.

Final application was filed for HUD assistance in a "mini-project" for elderly housing on land just outside the Fenway Project Area on St. Botolph Street. The Boston Housing Authority plans to construct 165 units of housing for the elderly on this site where buildings were owned by Boston University and used for educational purposes. This will be an extremely important housing resource in view of the large number of elderly persons who will be displaced in this area. In addition, financing has been secured for construction of 790 units of moderate income housing, with an estimated 25% with subsidized rent for low income families, to begin during 1971 on two large sites in the Fenway.

Medical and social services are a necessary adjunct of relocation, particularly when there are many elderly individuals residing in the area. Because of the high incidence of health problems, the Authority

renewed its contract with the Visiting Nurse Association (VNA) which has been providing excellent service to the Fenway and to other project areas. In addition, when it became apparent in 1969 that the Boston Center for Older Americans (BCOA) would not be able to continue its program of services and its Drop-In -Center for elderly residents of the area, the Boston Redevelopment Authority sought and received HUD approval to enter into a contract of financial assistance with The Age Center of New England to assure the continued existence of the Boston Center for Older Americans. The BCOA is the only program in the Fenway area focusing upon the social service needs of elderly residents.

At the end of the year there were 69 households residing in acquired property, some of whom would not be required to move for some time. An additional 23 households were eligible for service because of rehabilitation activities or because of the poor condition of their present housing units. It is projected that during 1970 an additional 250 households will become eligible for relocation service. The displacement of a large proportion of these households will result from the pending FHA approval of a private rehabilitation project involving approximately 200 apartments in the Haviland, Edgerly, and Burbank area where relocation services for displaced residents will be required. It is hoped that most of these residents, many of whom are elderly, will be able to return to their apartments following rehabilitation.

NORTH HARVARD

For more than five years the North Harvard Project had been in execution in Brighton. By 1969, ten households remained on-site of the original 62 families and individuals. Those who remained had been extremely reluctant to accept relocation services, or in some cases to admit appraisers to establish the value of their homes.

During the summer of 1969, it became apparent that the plans for 212 units of moderate-income housing, including BHA leased housing units and a day care center, were in danger of being lost. Both the bank and the contractor who were to participate in the development had indicated they would not maintain their commitment beyond November 1, 1969.

The Family Relocation staff made many housing referrals during August and September but none were accepted. All ten households were served eviction notices and nine remained on-site at the expiration of the notices. Within two weeks the Authority found it necessary to evict the residents. After four units had been vacated by the Sheriff, the residents succeeded in obtaining a temporary injunction and a hearing in Federal Court. After unsuccessful appeals to the Federal Circuit Court of Appeals and the United States Supreme Court, the injunctions were lifted and eviction proceeded.

During the interim, however, arrangements were made for temporary units in public housing projects in Brighton as an emergency recourse. All but four households had moved before the second eviction proceeding and the last four households were assisted to move directly to their temporary units by the relocation staff. Several have since moved out of the project and two have purchased homes. All were informed of their priority eligibility to secure units in the new housing development.

On the whole, the experience was an unhappy one for all concerned. The remaining residents were hoping to hold on to their homes and the Authority was committed to providing additional moderate income housing in an area of the city which was badly in need of it.

WASHINGTON PARK

It was originally expected that relocation activity in the Washington Park area would be nearing completion by the end of 1967. At that time nearly 2,500 households had moved to permanent accommodations. However, toward the latter part of 1967 the rehabilitation of properties gained momentum, displacing an additional fifty households, with strong indication that the program would be expanding.

With the approval of the large scale Federal Rent Supplement Program and the Boston Rehabilitation Project, the number of households displaced within the Washington Park Project Area during 1968 and 1969 exceeded 900. More specifically, 838 households were

displaced by the combined Federal Rent Supplement Program (FRS) and the Boston Rehabilitation Project (BRP) and 70 households were displaced either by additional 221 (d)(3) rehabilitation or by code enforcement. Relocation data for the FRS and BRP programs occurring inside and outside the Washington Park Urban Renewal Project Area is presented in the section entitled Boston Rehabilitation Project (p. 12).

In addition, nineteen households in Washington Park received relocation services when the property in which they resided was acquired by the Boston Redevelopment Authority through negotiated sale at the request of the property owners. Although not technically displaced until that time when the property would be ready for rehabilitation by a private developer, these households requested assistance in moving, most often because of the poor condition of the property. Most of these households were able to utilize housing rehabilitated under the Federal Rent Supplement and Boston Rehabilitation Project Programs. These families were also able to draw upon the contract social service resources described in the following section.

It is expected that an additional 25 households may be displaced by rehabilitation during 1970. A description of renewal and relocation activity which occurred between 1962 and 1966 in Washington Park is contained in "The Washington Park Story, 1692/1966", which was printed in 1967.

RELOCATION CONTRACT PROJECTS

Boston Rehabilitation Project

In an effort to demonstrate that rehabilitation of existing housing could work on a volume basis, HUD undertook a massive demonstration program in the Roxbury-North Dorchester area, utilizing close to \$30 million in mortgage financing. The project, which was carried out under the FHA Section 221 (d) (3) program, caused the temporary displacement of 2,110 families and individuals for the rehabilitation of over 2,900 units, including 731 units under a Federal Supplement Program. (An additional 86 households remained in their apartments during rehabilitation but received such services as assistance in completing rental applications and securing rent subsidies as needed.)

Thirty-eight percent of the total households receiving services resided within the Washington Park Urban Renewal Area and therefore were eligible for relocation benefits as displaced households. However, the other 62% of households, or 1,358, resided in properties outside the renewal area and at the outset were not eligible to receive relocation services. Benefits were assured only after a concerted effort was made by the Authority and the Roxbury community. This resulted in a special demonstration grant from HUD which provided for a comprehensive research component, a social service subcontract, and funds for relocation staff services and moving payments.

The original estimated six-month project period extended over two years. During this time a number of important issues arose which required special action and collaborative problem solving. The most striking innovation of the program involved the waiver of HUD policy of restricting the amount of subsidized units in new or rehabilitated housing programs to 20% of the total number of units. In order to assure that displaced residents would directly benefit from the program, an agreement was secured from the FHA, the Boston Housing Authority, and the nonprofit developers to subsidize the rent of all eligible tenants who desired to return following rehabilitation. Consequently, 47% of all households moving permanently by the end of 1969 utilized rent subsidization. This fact alone largely explains the highly successful return rate of 63% of the households displaced by the Boston Rehabilitation Project. An additional 4% moved to apartments rehabilitated under other programs.

The formation of the Tenants' Review Panel to meet on a weekly basis for the purpose of resolving the many problems and grievances of both tenants and developers, and to serve as a forum among participating agencies proved to be of tremendous value. The Tenant Review Panel was a particular asset because of the lack of prior planning for a relocation component for the BRP program with the result that many problems required day to day resolution.

Special efforts proved useful in resolving the problems of past rent arrearage which otherwise would have disqualified many tenants from returning to rehabilitated apartments. This problem and many others were resolved through the participation of the Roxbury Multi-Service Center which was under contract in conjunction with the demonstration grant to provide social services for the BRP program.

The cooperation of the Boston Housing Authority, both in terms of providing leased housing and in providing temporary housing accommodations in the projects, was indispensable.

During this special relocation effort the BRA for the first time utilized relocation aides from the community, departing from the previous policy of requiring a bachelor's degree as a minimal condition for assisting displaced in the process of relocation. The program was successful in recruiting a number of capable members of minority groups into the Family Relocation Department.

Massachusetts Department of Public Works

On January 3, 1968, a contract was signed with the Department of Public Works to provide relocation services for households and businesses displaced by the Boston portion of the proposed Inner Belt-Southwest Expressway. The number of households estimated to be displaced from the Roxbury, Hyde Park, Roslindale and Jamaica Plain areas over a three year period was 1957, and the number of businesses 450. By the end of 1969, 598 households had relocated from the right-of-way.

During 1968 relocation activity occurred predominantly in the Lower Roxbury and Jamaica Plain areas where there was a high proportion of minority group families with low incomes. With the assistance of the relocation office over half of the 92 households moving permanently during this period secured publicly assisted housing.

During 1969, the largest group of households moved to standard private rental accommodations, including 41 moves to either Federal Rent Supplement or 221 (d)(3) moderate income housing. Eleven of these moves were made to the new Georgetown apartments in West Roxbury.

Home ownership has received considerable emphasis in this program. In 1969 alone, 69 households purchased homes while 66 owners were displaced. The first 235 mortgage financing achieved in the Greater Boston Area received widespread publicity on behalf of a family of ten displaced by the highway program in Jamaica Plain. Since that time five additional families have purchased under the 235 program and four more are pending. With one exception, these are

the only families in the Boston area who have obtained financing under the 235 program by the end of 1969. In addition, 20 other low-income families have purchased under FHA or the V.A. mortgage insurance financing program.

The Department of Public Health has placed a full-time Public Health Nurse in the site office so that client health needs may be dealt with in a rapid and effective manner. A subcontract provides intensive supportive services for multiple-problem families through the City Missionary Society, Volunteer Case-Aide Program. Modeled after a similar program conducted in Washington Park for four years, the one-to-one relationship that develops between the family and a helping person through the Case-Aide Program has proven to be the most effective means of assisting seriously disorganized families. A second subcontract with a consulting psychiatrist enables the staff to deal with mental health problems when they are recognized among clients.

Not of least importance, the highway relocation program is being studied from two separate vantage points. One study, carried out by the research and evaluation component of the relocation program under contract with the Boston University Medical School, Division of Psychiatry, is assessing the effect of relocation services through the comparison of before and after interviews. This study will focus on identifiable improvements and problems occurring within households during and subsequent to relocation.

The other research program, also being conducted by the Division of Psychiatry in collaboration with the Boston Redevelopment Authority, is funded by a grant from the National Institution of Mental Health. This latter research is more concerned with evaluating the subjective psychological impact of relocation occurring under varying service conditions. In line with this objective, a sample of households displaced by the highway program has received additional needed services on an intensive casework basis. This group will be compared with a comparable group of displaced households receiving regular relocation services, along with a control group of households not being displaced and thus receiving no services over a period of one year. It is hoped that the results of the research will indicate the degree to which intensive social service support is beneficial to clients needing it during the crisis of relocation.

Public Facilities Department, Contracts I-IV

Under two contracts with the Public Facilities Department of the City of Boston, the Family Relocation Department provided relocation services for households displaced for the construction of four new elementary schools. A total of 180

households were displaced from three sites in Dorchester, and 69 households from one site in Jamaica Plain. Two subsequent contracts in 1969 provided services for an additional six families displaced from three different sites designated for a library, fire station, and police station.

The resident populations included well organized middle-class homeowners as well as low-income tenants and elderly persons with serious problems. Of the four sites, two were located in racially integrated neighborhoods. Because of the shortage of rental housing, every effort was made to encourage families for whom it was possible to purchase housing. Several large low-income families secured suitable housing with the aid of a down payment grant from the Low Income Homeownership Fund. These families were not previous owners and had not thought of home ownership as a realistic possibility. Three other large low-income families were housed through the BHA Leased Housing Program in a special arrangement whereby adjoining apartments on the same floor were used as large eight-room apartments.

Although 15% of the households were able to secure publicly-assisted housing, thereby lowering their housing costs considerably, the staff experienced difficulty in locating standard private rental accommodations within the rental capacity of those families who were over-income for public housing and who desired to move to sections of Mattapan, Hyde Park, Roslindale, or Jamaica Plain. In addition to the problem of limited available housing, particularly for families having children, minority group families experienced extreme difficulty in locating units. Although all families were advised to report instances where they felt discriminated against, only one such case was brought to the point of a hearing before the Massachusetts Commission Against Discrimination. Although the apartment in question was later offered to the family who filed the complaint, they had already found other accommodations. Clearly, a racially discriminating housing market restricted the areas available for rehousing minority-group families.

Because relocation data for the Public Facilities Department contracts has not been presented elsewhere, the following Exhibit provides total figures for 1967-1969. However, the 1967 data is noted separately.

It is anticipated that the Boston Redevelopment Authority will provide under contractual agreement relocation services to additional households displaced for the construction of public facilities. The number of households involved is wholly dependent upon the plans and the acquisition schedule of the city.

Massachusetts Bay Transit Authority

In late 1967, the Boston Redevelopment Authority signed a contract with the MBTA to provide relocation services to households displaced for the construction of a new transportation terminal in the Sullivan Square area of Charlestown which lies outside the urban renewal area. Services for the fifty-eight households carried out by the Charlestown project staff were completed by the first quarter of 1969.

The majority of households remained either in Charlestown (23) or moved to the suburbs (20). Reflecting the high proportion (44.8%) of homeowners before property acquisition, 22 households or 38.6%, moved to sales housing, including five families who were not previously homeowners.

Relocation data is based on the 58 total project moves, although as indicated three moves occurred in 1967.

Board of Trustees of State Colleges

In August, 1967, a contract was executed by the Board of Trustees of State Colleges and the Boston Redevelopment Authority to provide relocation services to 65 households being displaced from an apartment building at 640 Huntington Avenue which the Board of Trustees had purchased for use as faculty offices. The residents of the building were primarily elderly and had limited incomes.

Because eviction notices had been erroneously issued by the building management prior to the time when the State Bureau of Relocation approved relocation services to begin, only eighteen residents remained in the building upon first contact. Relocation staff immediately began tracing those clients who had already moved in order to offer services for which they were eligible. Of the original 65 residents, 59 were located and offered assistance.

Of the remaining eighteen households, seven moved into housing referred to them by the staff (six to publicly-assisted housing), nine received assistance (including housing referrals but moved into housing they selected themselves), and two did not desire assistance. The primary service to the forty-one families who moved prior to project approval was in reimbursement for moving expenses within the \$200 maximum payment.

On the whole, this was an unsatisfactory relocation effort because of the premature mailing of eviction notices and subsequent vacating of the building by a high proportion of elderly persons before contact with relocation staff; these persons might have benefitted from additional time and rent subsidization.

SUPPORTIVE SERVICES

When displacement occurs in low-income areas of the city, every imaginable kind of social, psychological, and economic problem may be encountered during the course of a relocation program. These problems must be responded to if relocation efforts are to be successful. Unemployment, for example, is an obvious impediment to relocation. Insufficient income is, in fact, the prime cause for living in substandard conditions. Child delinquency is a less obvious impediment but no less serious. Managers of public and private housing will not accept families where there is an indication of destructive behavior on the part of children. Similarly, people who have problems such as ill health, old age, emotional instability, alcoholism, and illegitimacy are understandably more difficult to relocate into decent, safe and sanitary housing.

The relocation program approaches these difficulties in a variety of ways, drawing on resources available in the community through special contracts, or by service commitments from established agencies. In all cases the relocation worker is responsible for identifying problems that will hinder relocation, and for assisting the client to recognize and deal with these problems. Frequently this requires referral to another agency for social, medical, legal or financial assistance which the relocation staff alone cannot provide. Consequently, the relocation worker often becomes an important liaison between the client and other helping agencies to which referrals are made.

To assure that needed social services are available for displaced families and individuals, the Boston Redevelopment Authority has currently in execution contracts with four service agencies: the South End Neighborhood Action Program (SNAP) Family Service Center, the John F. Kennedy Family Service Center in Charlestown, the Boston Center for Older Americans in the Fenway, and the Visiting Nurse Association, which serves all of the relocation projects. A fifth contract with the Roxbury Multi-Service Center in Roxbury was also executed for the duration of the Boston Rehabilitation Project.

The contracts are funded by HUD in recognition of the need for additional supportive services for displacees. Obviously, many problems persist beyond the relocation period and it is important to secure service commitments from the community for follow-through when relocation staff is no longer involved. The kinds of assistance available both during and following relocation are well exemplified in the service given to the "A" family which is described in the following section.

LOWER-INCOME HOME OWNERSHIP PROGRAM

The Family Relocation Department has long believed that home ownership is in itself a positive goal, that people who own rather than rent take better care of their homes and establish more meaningful ties with their neighborhoods. Also, home ownership tends to raise levels of aspiration. For these reasons and because standard rental housing is in short supply, home ownership has received considerable emphasis in the relocation program. Furthermore, a special effort has been made to assist in a unique way the large low-income family who never believed that home ownership was within reach.

Mortgage Financing: The Department's low income home ownership program utilizes two FHA financing programs. Under the 221 (d)(2) mortgage insurance program, which enables a low-income family to purchase a multi-dwelling home with a long term mortgage and with a minimal down payment, the family can utilize rental income from the additional units in the house to help retire the mortgage. The Housing Act of 1968 authorized a new mortgage interest subsidy program, Section 235, whereby a low-income family may purchase a home with a direct federal subsidy on the mortgage interest rate. Utilizing the appropriate mortgage insurance program, the cost of home ownership can be less than the cost of renting a standard private apartment.

However, some low-income families who are otherwise able to meet the on-going costs of home ownership are not able to put together the lump sum needed for the down payment. To eliminate the down payment problem the Family Relocation Department secured private funds totaling \$20,000 to date from two charitable foundations - Permanent Charity Fund and Godfrey M. Hyams Trust - to assist such families with an outright grant for the down payment on a home. The family agrees to repay the fund in small monthly amounts that it can manage.

A still greater obstacle was to be overcome in nearly every case where mortgage insurance financing for low-income families was successfully obtained under the special FHA programs. Lending institutions in Boston and surrounding areas have been extremely hesitant to accept mortgages under the 221 (d)(2) and 235 programs because of the low down payment, the low rate of return on the investment, and

the generally tight money market. Mortgage applications have been rejected over and over again consuming excessive amount of time and effort in seeking an agreeable lending institution. In one instance, the relocation staff gave voluntary assistance to a family of nine from Norwood, Massachusetts, who had contacted forty-nine banks without success. Only after special appeal to the President of the Federal Home Loan Bank of Boston was the family able to obtain financing under the 235 interest subsidy program from a member bank in Worcester. Often, in addition to needing financial assistance, families who are purchasing a home may require other kinds of supportive services such as described in the following example.

The A. Family - A Case Study: The relocation staff worked over the three-year period to assist a family of fifteen in Charlestown in buying a home. Mr. A. was regularly employed and earned a gross income of \$650 per month. In addition, the three oldest daughters were employed with combined wages of approximately \$100 per week. Even with a maximum ability to pay over \$200 per month for housing, appropriate sized housing was not available within Charlestown. The only feasible rehousing plan was to attempt to locate a multi-dwelling house that could be converted into a single family home that would be large enough to accommodate such a large family.

The A. family lived in a dilapidated three-story, single family home which they had owned for nearly twenty years. Because of financial problems over the years, they had not maintained the house and it had fallen into extreme disrepair before being acquired by the Authority. Plumbing, heating (limited to an oil wick burner located in the living room) and bathroom facilities were almost inoperative, causing serious health and sanitary problems. After numerous offers were made to the family for other temporary housing, the family refused to vacate the premises until they could obtain another home in Charlestown. Needless to say, Mrs. A. experienced extreme difficulty in managing the household under these circumstances and in many ways had given up trying.

In addition to a very poor level of hygiene, there were several serious medical difficulties. One child was afflicted with a health condition that required frequent visits to a medical clinic, and another had been seriously injured and the resulting hospital bills had mounted to a debt of several thousand dollars. (The family was not enrolled in the Medicaid Program.) Another child was having difficulty at school and with friends which caused her parents a good deal of worry. Therefore, at the same time a discussion of a long range housing plan began, the relocation worker also discussed these other problems with Mr. and Mrs. A.

The services of a number of agencies were obtained to assist the family in handling their difficulties. Although not feasible for rehabilitation, the Authority made numerous maintenance repairs to the house. Homemaker services were secured through the Family Service Association to provide guidance in household management techniques, and the visiting nurse made frequent visits to deal with basic

hygiene and health care. The Big Sister Association was utilized for the child who was having social difficulties, and the Legal Aid Society was contacted to assist in arranging the settlement of outstanding debts, using that portion of property settlement made to the family by the Authority after all other liens had been settled.

With debts and credit rating problems much improved, the A. family was in a better position to purchase another home using a government backed mortgage. During the following two years the family was shown twenty-five low cost houses and actually took a purchase option on four. However, each two or three-family house (which could be converted into a large single-family home) required such extensive rehabilitation to meet FHA approval that the costs exceeded the value of the FHA appraisal.

At one point a house was located for which rehabilitation costs would have been within FHA limits, but which had four bedrooms on the basement level. The dwelling failed to qualify because these rooms were 65% below ground level, whereas FHA sets the limit at 55%.

Another plan involved the sale of city owned property for a token sum. However, the rehabilitation costs alone were above the "312" rehabilitation loan limits. The relocation staff continued to locate houses and compiled for each one a work write up to determine whether rehabilitation was within the cost limit. No stones were left unturned. Later, during a winter cold spell in 1968, the A. family was wholly without heat and tremendous efforts were made to locate temporary on-site housing. Despite urging from the staff, Mr. and Mrs. A. did not wish to split up their family in order to move temporarily to public housing, to special accommodations in a hotel, or to a house renovated by the Authority. They felt the house renovated by the Authority was too far away from their children's school.

Then in the late summer of 1968, Congress passed the Housing Act which authorized the 235 mortgage subsidy program, bringing the amount of monthly mortgage payments for a large family down considerably. Shortly after, a house was finally located which was low priced and unusually well suited to the needs of the family. Several months of negotiations between the BRA, the bank, the FHA the project rehabilitation staff, and the building contractor were required to finalize the plans. To date, no bank in Boston had accepted a 235 mortgage, and upon initial review of the package assembled by the relocation staff, the bank rejected it because the FHA would not insure the property until the entire rehabilitation was completed and approved.. Therefore, arrangements were to be established with the bank for the contractor to actually complete the work before the rehabilitation could be financed.

During this time, the A. Family also applied for a loan grant from the Low Income Home Ownership Fund. They required \$600 for the minimum down payment, closing costs and prepaid expenses. The A.'s passed papers on the sale of the house on July 7, 1969, and in September of 1969 the rehabilitation was completed and financed, and the A. family moved into their new home. With the interest subsidy on the mortgage under the 325 program, their total housing cost approximated 20% of their income. In addition, the A. family will receive the maximum Replacement Housing Payment in the amount of \$5,000, which was authorized by the Housing Act of 1968, to assist displaced owner-occupants in purchasing replacement housing.

During the latter half of 1969, six additional large low income families purchased homes under the 235 program and four more had commitments pending. At the close of 1969, these were the only families who have obtained financing under the 235 program in Boston. In addition, during 1969, sixteen other low-income families purchased under FHA or VA mortgage insurance financing programs. In each instance, the successful packaging of the sales agreement required imaginative planning, skillful negotiations and persistent follow-up.

CITY RELOCATION COMMITTEE

Many problems uncovered during a relocation program require the cooperation and involvement of community agencies. The City Relocation Committee provides an excellent example of interagency cooperation and coordination. The Committee, organized by the Department of Family Relocation to function as its advisory body, is comprised of representatives from seventeen public and private agencies who provide a range of services. These include services in publicly assisted housing, public welfare, medical and psychiatric agencies, employment, home ownership, tenant-landlord relations, and the full scope of counseling and supportive services to families, individuals, and the elderly.

Under the chairmanship of the late Dr. Ira Goldberg, Boston University Division of Psychiatry, the Committee members demonstrated an ability to mobilize additional resources on behalf of displaced populations, and to explore new approaches for dealing with long standing problems. For example, a key issue has been the inaccessibility of mortgage financing under the 221 (d)(2) mortgage insurance program and the 235 mortgage subsidy program for low and moderate income families. The Committee has been corresponding with HUD Secretary

George Romney and with U.S. Senator Edward Brooke and Senator Edward Kennedy. Suggestions for legislative changes regarding low income sales housing have been submitted, along with detailed information concerning the financing problem in Boston which Senator Brooke requested in order to approach lending institutions in the area.

A separate subcommittee was appointed to obtain information concerning existing health services in the Fenway area and to evaluate the degree to which these services were reaching the elderly population. Relocation staff working in the Fenway area had become increasingly aware that despite many hospitals and clinics, the elderly, who comprise 40% of the population, were not receiving medical care, apparently because of the distance to service areas and transportation handicaps. In addition, the subcommittee's report indicated that the elderly were often unaware of existing services, that emotional resistance was a factor in their failure to seek medical care, that existing health facilities lacked coordination in servicing overlapping areas, and that there were virtually no "outreach" services available to the elderly in their homes. Primary needs were shown to be general medical supervision and psychiatric home care.

The subcommittee's report was utilized in attempting to extend the funding for the Boston Center for Older Americans (B.C.O.A.), the only agency in the area providing special services exclusively to the elderly. The final result of the Committee's effort was the signing of a contract between the Boston Redevelopment Authority and the Age Center of New England (which subsumes the Boston Center for Older Americans) to provide comprehensive medical referral and social services for the elderly. A subsequent commitment was secured from the Massachusetts Mental Health Center in an agreement to make home visits to the elderly for psychiatric evaluation and counseling.

Another issue long on the Committee's agenda was the problem of overnight shelter for unattached men from the South Cove and South End areas. In the past, as urban renewal eliminated vacant or partially vacant substandard buildings within any one community, homeless persons have migrated to other areas. This problem, exacerbated by the redevelopment of Government Center, the South Cove and South End areas of Boston, threatened to become even more serious when the Pine Street Inn in the South Cove announced plans to close on January 1, 1969. The closing of the facility would leave over two hundred men without a bed at night and would place an additional burden on the Police Department and City Hospital, as well as increase the danger of fires in vacant buildings which are a common abode for "drifters".

The City Relocation Committee played a leading role in obtaining a three-month extension for the facility until another organization could be found to take it over, and was instrumental in persuading the Boston Redevelopment Authority to lease the property (which it had recently acquired) to this organization for one dollar per year.

By the end of 1969, the Boston Urban Priests took over the facility and converted it into a self-supporting operation and expanded the service. The program now is closely coordinated with Boston City Hospital and the South End Center for Alcoholics and includes a night attendant, an in-house physician, a separate ward for the intoxicated, a day program and referral service, and daily transportation to and from the City Hospital and Bridgewater State Hospital for the alcoholic. In addition, the Inn serves as a half-way house by providing employment for sixteen of its resident men. A plan is now underway to offer a weekly rate for room and board for men independently employed.

EXHIBIT 2

HUD ASSISTED DISPLACEMENT

Urban Renewal Projects

<u>Project</u>	<u>Year of Federal Approval</u>	<u>Households Relocated*</u>		<u>Cumulative Moves thru Dec. 1969</u>	<u>Estimated Remaining Displacement</u>
		<u>1968</u>	<u>1969</u>		
Washington Park	1962	759	149	3,620**	25
North Harvard	1964	2	10	63	--
Charlestown	1965	118	67	451	50
South Cove	1966	109	33	470	60
South End	1966	393	252	1,321	1,000
Fenway	1967	247	179	458	560
Campus High	1969	-----	-----	-----	285

Boston Rehabilitation Project

Inside Wash Pk.	1968	724	114	838
Outside Wash. Pk.	1968	1,058	300	1,358

*Moved to permanent accommodations

**Includes 838 Households displaced within Washington Park by the Boston Rehabilitation Project.

EXHIBIT 3

RELOCATION ACTIVITY UNDER CONTRACT TO OTHER PUBLIC AGENCIES

<u>Displacing Agency</u>	<u>Contract Period</u>	<u>Households Relocated</u>		<u>Cumulative Moves thru Dec. 1969</u>	<u>Estimatitated Remaining Displacement</u>
		<u>1968</u>	<u>1969</u>		
Board of Trustees State Colleges	1967- 1968	14	--	65	0
Mass . Bay Transit Authority	1967- 1969	43	12	58	0
Boston Dept. Public Facilities	1967-	194	6	255	By referral
(Dorchester)	1967-8	(132)	--	(249)	
(Jamaica Plain)	1967-8	(62)	--	(69)	
(Dorchester)	1969		(3)	(3)	
(Roxbury)	1969	--	(3)	(3)	
Mass . Dept. Public Works	1968-	221	377	598	*

* Moratorium on required displacement presently in effect. Current active caseload exceeds 250.

EXHIBIT 4
CHARLESTOWN

A. Type of Housing to which Families and Individuals Relocated:

	<u>1968</u>	<u>1969</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>19</u>	<u>20</u>
BHA - Family Projects	14	6
BHA - Elderly Projects	3	1
BHA - Leased Housing Program	2	13
Federal Rent Supplement Program	0	0
 <u>Standard Private Rental Apartments</u>	<u>46</u>	<u>17</u>
New or Rehabilitated Moderate Income Housing	0	0
Other Private Rental	46	17
 <u>Sales Housing</u>	<u>18</u>	<u>9</u>
Standard	17	8
Condition Unknown*	1	1
 <u>Other</u>	<u>35</u>	<u>21</u>
Too far to inspect (rental) *	8	1
Substandard, refused further assistance: Rental	6	1
Sales	0	0
Moved unknown, tracing, abandoned	4	5
Moved with relatives, to institutions, refused inspection, deceased, other	17	14
 <u>TOTAL</u>	<u><u>118</u></u>	<u><u>67</u></u>

. * Outside Route 128

B. Areas To Which Households Moved - Charlestown

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other**</u>	<u>Total</u>
Brighton	2	0	0	0	2
CHARLESTOWN	52	37	16	2	107
Dorchester	0	0	0	5	5
East Boston	0	0	1	0	1
Mattapan	0	0	0	2	2
Roxbury (excluding Washington Park)	0	0	0	1	1
South Boston		1	1		2
	—	—	—	—	—
TOTAL Boston	54	38	18	10	120
Suburbs					38
Other parts of State					11
Out of State					3
Whereabouts unknown, Deceased					13
					—
TOTAL MOVES 1968 - 1969					<u>185</u>

** Includes moves to institutions, with relatives or friends, to substandard property, or refused inspection.

EXHIBIT 5

SOUTH COVE

A. Type of Housing to Which Families and Individuals Relocated:

	<u>1968</u>	<u>1969</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>16</u>	<u>0</u>
BHA - Family Projects	4	
BHA - Elderly Projects	11	
BHA - Leased Housing Program	1	
Federal Rent Supplement Program	0	
 <u>Standard Private Rental Apartments</u>	<u>47</u>	<u>6</u>
New or Rehabilitated Moderate Income Housing	3	0
Other Private Rental	44	6
 <u>Sales Housing</u>	<u>5</u>	<u>3</u>
Standard	4	2
Condition Unknown*	1	1
 <u>Other</u>	<u>41</u>	<u>24</u>
Too far to inspect (rental)*	6	3
Substandard , refused further assistance Rental	2	2
Sales		
Moved unknown , tracing abandoned	26	17
Moved with relatives , to institutions , refused inspection , deceased , other	7	2
 <u>TOTAL</u>	<u>109</u>	<u>33</u>

* Outside Route 128

EXHIBIT 5

B. Areas to which Households moved - South Cove

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other **</u>	<u>Total</u>
Back Bay	1	0	0	0	1
Brighton	4				4
Downtown	4			1	5
Dorchester	7		1		8
Fenway	1				1
Hyde Park	1				1
Jamaica Plain	3		1	1	5
Mattapan	2			1	3
North End	3				3
Roslindale	1				1
Roxbury (excluding Washington Park)		2		1	3
South Boston	6			1	7
SOUTH COVE	2			1	3
South End	14	14	2	0	30
West End	1				1
	—	—	—	—	—
TOTAL Boston	50	16	4	6	76
Suburbs					9
Other parts of State					4
Out of State					8
Whereabouts unknown, Deceased					45
					—
TOTAL MOVES 1968 - 1969					<u>142</u>

** Includes moves to institutions, with relatives or friends, to substandard property, or refused inspection.

EXHIBIT 6

SOUTH END

A. Type of Housing to Which Families or Individuals Relocated:

	<u>1968</u>	<u>1969</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>203</u>	<u>150</u>
BHA - Family Projects	89	38
BHA - Elderly Projects	58	9
BHA - Leased Housing Program	52	92
Federal Rent Supplement Program	4	11
 <u>Standard Private Rental Apartments</u>	<u>70</u>	<u>29</u>
New or Rehabilitated Moderate Income Housing	11	8
Other Private Rental	59	21
 <u>Sales Housing</u>	<u>17</u>	<u>9</u>
Standard	12	6
Condition Unknown *	5	3
 <u>Other</u>	<u>103</u>	<u>51</u>
Too far to inspect (rental)*	17	8
Substandard, refused further assistance:		
Rental	8	7
Sales	1	1
Moved unknown, tracing abandoned	45	23
Moved with relatives, to institutions refused inspection, deceased, other	32	12
 <u>TOTAL</u>	<u>393</u>	<u>239</u>

* Outside Route 128

B. Areas To Which Households Moved: - South End

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other**</u>	<u>Total</u>
Back Bay	3	0	0	0	3
Brighton	0	3	2	0	5
Dorchester	18	22	8	9	57
Fenway	2				2
Jamaica Plain	1	10		3	14
Mattapan			2	2	4
Roslinda'e	2	1			3
Roxbury (excluding Washington Park)	16	65	2	6	89
Washington Park	16	45	0	4	65
South Boston	1	12	0	1	14
SOUTH END	38	193	3	14	248
West Roxbury			1		1
TOTAL Boston	97	351	18	39	505
Suburbs					19
Other parts of State					7
Out of State					20
Whereabouts unknown, Deceased					81
TOTAL MOVES 1968-1969					<u>632</u>

** Includes moves to institutions , with relatives or friends , to substandard property , or refused inspection .

EXHIBIT 7

FENWAY

A. Type of Housing to Which Families and Individuals Relocated:

	<u>1968</u>	<u>1969</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>27</u>	<u>17</u>
BHA - Family Projects	7	1
BHA - Elderly Projects	12	3
BHA - Leased Housing Program	8	12
Federal Rent Supplement Program	-	1
<u>Standard Private Rental Apartments</u>	<u>118</u>	<u>87</u>
New or Rehabilitated Moderate Income Housing	1	2
Other Private Rental	117	85
<u>Sales Housing</u>	<u>9</u>	<u>9</u>
Standard	4	7
Condition Unknown *	5	2
<u>Other</u>	<u>93</u>	<u>66</u>
Too Far to inspect (rental)*	15	14
Substandard, refused further assistance		
Rental	7	3
Sales	0	1
Moved unknown, Tracing abandoned	13	12
Moved with relatives, to institutions, refused inspection, deceased, other	58	36
TOTAL	<u>247</u>	<u>179</u>

* Outside Route 128

B. Areas to Which Households Moved - Fenway

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other</u>	<u>Total</u>
Back Bay	18	0	0	9	27
Brighton	4	2	2	7	15
Charlestown	0	1	0	1	2
Downtown	1	0	0	1	2
Dorchester	13	2	1	9	25
East Boston	3	0	0	0	3
FENWAY	131	15	0	13	159
Hyde Park	2	0	0	0	2
Jamaica Plain	3	0	1	4	8
Mattapan	2	0	1	3	6
North End	0	0	0	1	1
Roslindale	2	0	0	0	2
Roxbury (excluding Washington Park)	7	4	0	4	15
Washington Park	1	3	1	0	5
South Boston	5	10	0	0	15
South Cove	2	0	0	0	2
South End	3	6	2	3	14
West End	2	0	0	1	3
West Roxbury	0	0	1	1	2
TOTAL Boston	199	43	9	57	308
Suburbs					41
Other parts of State					18
Out of State					30
Whereabouts unknown, Deceased					29
TOTAL MOVES 1968 - 1969					426

** Includes moves to institutions, with relatives or friends, to substandard property, or refused inspection.

EXHIBIT 8

BOSTON REHABILITATION PROJECT 1968-1969

A. Type of Housing To Which Families and Individuals Relocated

	Households From :	Inside Wash Park	Outside Wash Park	Total
<u>Publicly Assisted Low Rent Housing</u>	<u>420</u>	<u>605</u>	<u>1,025</u>	
BHA - Family Projects	23	31	54	
BHA - Elderly Projects	4	3	7	
BHA - Leased Housing Program	275	401	676	
Federal Rent Supplement Program	118	170	288	
<u>Standard Private Rental Apartments</u>	<u>339</u>	<u>502</u>	<u>841</u>	
New or Rehabilitated Moderate-Income Housing	195	314	509	
Other Private Rental	144	188	332	
<u>Sales Housing</u>	<u>19</u>	<u>25</u>	<u>44</u>	
Standard	15	15	30	
Condition Unknown*	4	10	14	
<u>Other</u>	<u>60</u>	<u>226</u>	<u>286</u>	
Too far to inspect (Rental)*	4	40	44	
Substandard. refused further assistance:				
Rental	2	3	5	
Sales	0	0	0	
Moved Unknown, tracing abandoned	40	101	141	
Moved with relatives, to institutions refused inspection, deceased, other	14	82	96	
<u>TOTAL</u>	<u>838</u>	<u>1,358</u>	<u>2,196**</u>	

* Outside Route 128

** Sixty-three percent, or 1,383 households, returned to rehabilitated apartments within the program.

B. Areas To Which Households Moved - B.R.P.

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other*</u>	<u>Total</u>
Back Bay	1	0	0	0	1
Brighton	13	8	0	5	26
Downtown	1	0	0	0	1
DORCHESTER	318	502	17	42	879
East Boston	1	4	0	0	5
Fenway	1	0	0	0	1
Hyde Park	27	8	0	2	37
Jamaica Plain	17	15	0	3	35
Mattapan	63	10	9	9	91
Roslindale	6	4	1	0	11
ROXBURY (excl.Wash Pk.)	52	76	1	19	148
WASHINGTON PARK	243	477	1	7	728
South Boston	4	2	0	1	7
South Cove	1	0	0	0	1
South End	0	0	0	1	1
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Boston	748	1,106	29	89	1,972
 Suburbs					33
Other Parts of State					12
Out of State					30
Whereabouts unknown, deceased					<u>149</u>
 TOTAL MOVES					2,196

* Includes moves to institutions, with relatives or friends, to substandard property, or refused inspection.

EXHIBIT 9

DEPARTMENT OF PUBLIC WORKS

A. Type of Housing To Which Families and Individuals Relocated:

	<u>1968-1969</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>108</u>
BHA - Family Projects	49
BHA - Elderly Projects	21
BHA - Leased Housing Program	23
Federal Rent Supplement Program	15
<u>Standard Private Rental Apartments</u>	<u>241</u>
New or Rehabilitated Moderate Income Housing	35
Other private rental	206
<u>Sales Housing</u>	<u>136</u>
Standard	114
Condition Unknown*	22
<u>Other</u>	<u>113</u>
Too far to inspect (rental)*	12
Substandard, refused further assistance:	
Rental	13
Sales	1
Moved unknown, tracing abandoned	39
Moved with relatives, to institutions, refused inspection, deceased, other	48
<u>TOTAL</u>	<u>598</u>

* Outside Route 128

B. Areas To Which Households Moved - Department of Public Works

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other**</u>	<u>Total</u>
Back Bay	0	0	0	1	1
Brighton	3	2	0	0	5
Downtown	1	0	0	0	1
DORCHESTER	38	12	12	3	65
East Boston	2	1	1	0	4
Hyde Park	28	6	19	4	57
Jamaica Plain	60	9	28	5	102
Mattapan	6	2	8	1	17
Roslindale	13	6	11	2	32
ROXBURY (excl. Wash Pk)	64	21	3	8	96
WASHINGTON PARK	10	28	1	1	40
South Boston	6	15	0	0	21
South End	8	6	0	0	14
West Roxbury	4	0	6	0	10
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL BOSTON	243	108	89	25	465
 Suburbs					41
Other Parts of State					29
Out of State					20
Whereabouts unknown, Deceased					<u>43</u>
<hr/> TOTAL MOVES 1968-1969					<u>598</u>

** Includes moves to institutions, with relatives or friends, to substandard property, or refused inspection

EXHIBIT 10

PUBLIC FACILITIES DEPARTMENT

A. Type of Housing to Which Families and Individuals Relocated:

	<u>1967</u>	<u>1968**</u>	<u>Total</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>4</u>	<u>35</u>	<u>39</u>
BHA - Family Projects	3	15	18
BHA - Elderly Projects	1	1	2
BHA - Leased Housing Program	-	18	18
Federal Rent Supplement Program	-	1	1
<u>Standard Private Rental Apartments</u>	<u>24</u>	<u>79</u>	<u>103</u>
New or Rehabilitated Moderate-Income Housing	-	-	-
Other Private Rental	24	79	103
<u>Sales Housing</u>	<u>4</u>	<u>50</u>	<u>54</u>
Standard	4	36	40
Condition Unknown*	0	14	14
<u>Other</u>	<u>23</u>	<u>36</u>	<u>59</u>
Too far to inspect (rental)*	5	9	14
Substandard, refused further assistance:			
Rental	3	4	7
Sales	0	1	1
Moved unknown, tracing abandoned	6	4	10
Moved with relatives, to institutions, refused inspection, deceased, other	9	18	27
<u>TOTAL</u>	<u>55</u>	<u>200</u>	<u>255</u>

* Outside Route 128

** Includes six moves occurring in 1969

B. Areas To Which Households Moved - Public Facilities Department

<u>Area</u>	<u>Rental</u>	<u>Public Housing</u>	<u>Sales Housing</u>	<u>Other</u>	Total <u>1968-9</u>	Total <u>1967-9</u>
(20) Dorchester	(2) 41	(2) 19	(1) 16	(8) 7	(31) 83	115
Jamaica Plain	(2) 18	(2) 2	(2) 7	3	(6) 30	36
Mattapan	3	0	6	3	12	12
Roslindale	3	2	3	1	9	9
Roxbury (excl. Wash. Pk)	(2) 3	2	0	(1) 2	(3) 7	10
Washington Park	(1) 3	2	0	1	(1) 6	7
South Boston	1	4	0	0	0	5
Brighton	(1) 2	0	0	1	(1) 3	4
South End	(1) 2	0	0	0	(1) 2	3
West Roxbury	1	0	1	1	1	3
Hyde Park	1	0	1	0	2	2
North End	1	0	0	0	1	1
Total Boston	(27) 79	(4) 31	(3) 34	(9) 19	(43) 163	206
Suburbs					(4) 17	21
Other Parts of State					13	13
Out of State					(2) 4	6
Others					(6) 3	9
TOTAL MOVES					*(55) 200	255

* (55) - 1967 moves

** Includes moves to Institutions, with relatives and friends, to substandard property, or refused inspection.

EXHIBIT 11

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

A. Type of Housing To Which Families and Individuals Relocated:

	<u>1967</u>	<u>1968**</u>	<u>Total</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>1</u>	<u>5</u>	<u>6</u>
BHA - Family Projects	1	3	4
BHA - Elderly Projects	0	0	0
BHA - Leased Housing Program	0	2	2
Federal Rent Supplement Program	0	0	0
<u>Standard Private Rental Apartments</u>	<u>1</u>	<u>18</u>	<u>19</u>
New or Rehabilitated Moderate-Income Housing	0	0	0
Other Private Rental	1	18	19
<u>Sales Housing</u>	<u>0</u>	<u>22</u>	<u>22</u>
Standard Condition Unknown*		19 3	19 3
<u>Other</u>	<u>1</u>	<u>10</u>	<u>11</u>
To far to inspect (rental)*	1	2	3
Substandard, refused further assistance:			
Rental	-	-	-
Moved unknown, tracing abandoned	0	0	0
Moved with relatives, to institutions refused inspection, deceased, other	-	8	8
<u>TOTAL</u>	<u>3</u>	<u>55</u>	<u>58</u>

* Outside Route 128

** Includes six moves occurring in 1969

B. Areas To Which Households Moved - MBTA

<u>Area</u>	<u>Rental</u>	<u>Public</u>	<u>Sales</u>	<u>Other*</u>	<u>Total</u>
Charlestown	8	5	7	3	23
South Boston	2	0	0	0	2
East Boston	0	1	0	0	1
Roxbury (excl. Wash. Park)	1	0	0	0	1
 TOTAL BOSTON	 11	 6	 7	 3	 27
Suburbs	8	0	9	3	20
Other Parts of State					7
Out of State					3
Deceased					<u>1</u>
 TOTAL MOVES 1967-1969	 58**				

* Includes moves to institutions, with relatives or friends, to substandard property, or refused inspection.

** Three moves were made during 1967: two to Charlestown and one to another part of the state.

EXHIBIT 12

BOARD OF TRUSTEES OF STATE COLLEGES

A. Type of Housing to Which Families and Individuals Relocated:

	<u>1967</u>	<u>1968</u>	<u>Total</u>
<u>Publicly Assisted Low Rent Housing</u>	<u>1</u>	<u>5</u>	<u>6</u>
BHA - Family Projects	0	1	1
BHA - Elderly Projects	1	4	5
BHA - Leased Housing Program	0	0	0
Federal Rent Supplement Program	0	0	0
<u>Standard Private Rental Apartments</u>	<u>39</u>	<u>8</u>	<u>47</u>
New or Rehabilitated Moderate-Income Housing	1	0	1
Other Private Rental	38	8	46
<u>Sales Housing</u>	<u>2**</u>	<u>0</u>	<u>2</u>
Standard	2	0	2
Condition Unknown*	0	0	0
<u>Other</u>	<u>9</u>	<u>1</u>	<u>10</u>
Too far to Inspect (rental)*	2	0	2
Substandard, refused further assistance:			
Rental	0	0	0
Sales	0	0	0
Moved unknown, tracing abandoned	4	0	4
Moved with relatives, to institutions, refused inspection, deceased, other	3	1	4
<u>TOTAL</u>	<u>51</u>	<u>14</u>	<u>65</u>

* Outside Route 128

** Includes one mobile home.

B. Areas To Which Households Moved - Massachusetts State Colleges

<u>Area</u>	<u>1967</u>	<u>1968</u>	<u>Total</u>
Adjacent Area, Roxbury-Fenway	19	6*	25
Brighton	8*	0	8
Jamaica Plain	6	1	7
South End	0	4*	4
Back Bay	2	0	2
Roxbury	1	0	1
Hyde Park	1	0	1
Roslindale	1	0	1
<hr/>			
Total Boston	38	11	49
<hr/>			
Suburbs	5	3	8
Out of State	2	0	2
Whereabouts unknown	4	0	4
Deceased	2	0	2
<hr/>			
TOTAL MOVES 1967-1968	51**	14	65

* Six moves to public housing: four in Castle Square Housing for the Elderly in the South End, one in Brighton, and one in Roxbury.

** Two moves to sales housing: to Hyde Park and Marlboro.

J84
BRA Boston Redevelopment A
Authority.

B Family Relocation Department
F Report. 1968/69.

R DATE ISSUED TO



